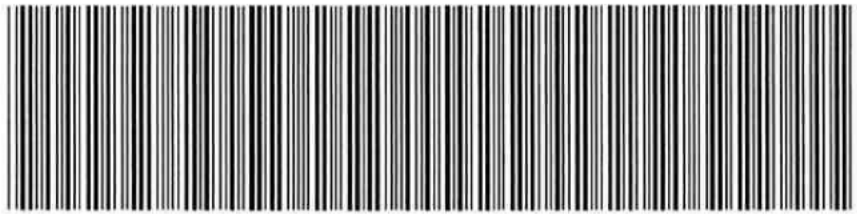


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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**2013010300324001001E70CB**
**RECORDING AND ENDORSEMENT COVER PAGE**
**PAGE 1 OF 4**
**Document ID: 2013010300324001**
**Document Date: 12-28-2012**
**Preparation Date: 01-03-2013**
**Document Type: DEED**
**Document Page Count: 3**
**PRESENTER:**

AIS RECORDINGS - RICHMOND EX W/P/U  
REJECTIONS  
[REDACTED] MARCUS AVENUE  
FN10068NY  
LAKE SUCCESS, NY 11042  
[REDACTED]

**RETURN TO:**

FIRST NATIONWIDE TITLE AGENCY LLC  
[REDACTED] EAST 42ND STREET [REDACTED]  
NEW YORK, NY 10017

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
BROOKLYN	429	65	Entire Lot	377 UNION STREET
<b>Property Type: DWELLING ONLY - 3 FAMILY</b>				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**
**GRANTOR/SELLER:**

PAMELA PETERSON  
377 UNION STREET  
BROOKLYN, NY 11231

**GRANTEE/BUYER:**

MC BROOKLYN HOLDINGS, LLC  
174 JOBS LANE  
BRIDGEHAMPTON, NY 11932

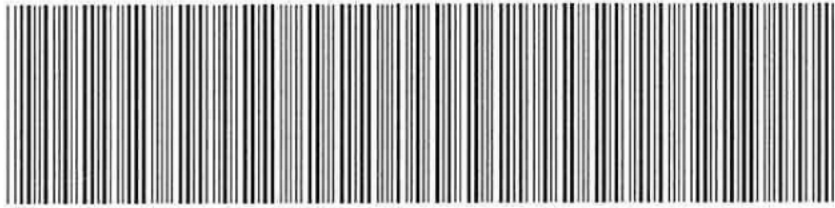
**FEES AND TAXES**

<b>Mortgage</b>		<b>Filing Fee:</b>	
Mortgage Amount:	\$	0.00	\$ 125.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:
Exemption:			\$ 42,678.75
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:
City (Additional):	\$	0.00	\$11,980.00 + \$29,950.00 = \$
Spec (Additional):	\$	0.00	41,930.00
TASF:	\$	0.00	
MTA:	\$	0.00	
NYCTA:	\$	0.00	
Additional MRT:	\$	0.00	
<b>TOTAL:</b>	<b>\$</b>	<b>0.00</b>	
Recording Fee:	\$	52.00	
Affidavit Fee:	\$	0.00	


**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE  
CITY OF NEW YORK**
**Recorded/Filed 01-15-2013 15:15**
**City Register File No.(CRFN):**
**2013000020434**
**City Register Official Signature**

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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**2013010300324001001E70CB**
**RECORDING AND ENDORSEMENT COVER PAGE**
**PAGE 1 OF 4**
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**PRESENTER:**

AIS RECORDINGS - RICHMOND EX W/P/U  
REJECTIONS  
[REDACTED] MARCUS AVENUE  
FN10068NY  
LAKE SUCCESS, NY 11042  
[REDACTED]

**RETURN TO:**

FIRST NATIONWIDE TITLE AGENCY LLC  
[REDACTED] EAST 42ND STREET [REDACTED]  
NEW YORK, NY 10017

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
BROOKLYN	429	65	Entire Lot	377 UNION STREET
<b>Property Type: DWELLING ONLY - 3 FAMILY</b>				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**
**GRANTOR/SELLER:**

PAMELA PETERSON  
377 UNION STREET  
BROOKLYN, NY 11231

**GRANTEE/BUYER:**

MC BROOKLYN HOLDINGS, LLC  
174 JOBS LANE  
BRIDGEHAMPTON, NY 11932

**FEES AND TAXES**

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Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	
Exemption:			\$ 42,678.75
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$ 0.00	\$11,980.00 + \$29,950.00 = \$	41,930.00
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
<b>TOTAL:</b>	<b>\$ 0.00</b>		
Recording Fee:	\$ 52.00		
Affidavit Fee:	\$ 0.00		

— Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

**THIS INDENTURE**, made the 28th day of December, in the year 2012

**BETWEEN** PAMELA PETERSON, residing at 377 Union Street, Brooklyn, NY 11231

party of the first part, and MC Brooklyn Holdings, LLC with address at 174 Jobs Lane, Bridgehampton, NY 11932

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of

Ten \$10.00 dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York as more particularly described on attached Schedule A

Said premises being known as and by street address 377 Union Street, Brooklyn, NY 11231

Grantor herein is the same person named as grantee in deed dated February 7, 2011 and recorded on March 3, 2011 in CRFN 2011000079079 at the Kings County Recording Office.

B  
429  
L  
65

### Schedule "A"

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Union Street (Bergen Place) distant 224 feet easterly from the corner formed by the intersection of the northerly side of Union Street with the easterly side of Smith Street;

RUNNING THENCE northerly parallel with Smith Street and part of the distance through a party wall 90 feet;

THENCE easterly parallel with Union Street 22 feet;

THENCE southerly parallel with Smith Street and part of the distance through a party wall 90 feet to the northerly side of Union Street;

THENCE westerly along the northerly side of Union Street 22 feet to the point or place of BEGINNING.

Said premises known as and by street address 377 Union Street, Brooklyn, New York.

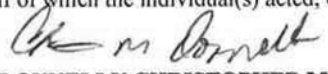


**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of New York, ss:

On the 28<sup>th</sup> day of December in the year 2012, before me, the undersigned, personally appeared PAMELA PETERSON

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
**DONNELLY CHRISTOPHER M**  
 Notary Public  
 State of New York  
 Qualified in New York County  
 NO. 01D06216691  
 Commission Expires 01/25/20 14

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE**

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, personally appeared

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

**SEAL**

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE**

\*State of , County of , ss:

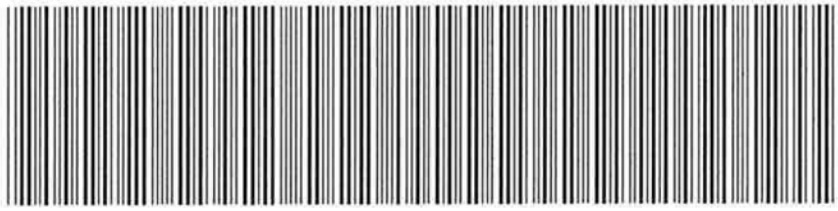
\*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of in the year , before me the undersigned personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

**0-315-458-0100 & 315-458-0200**  
 NEW YORK, NY 10013  
 330 E 43RD ST 2ND FL 2ND FL 3102  
 LITTON INDUSTRIES, INC. YONKON, NYC

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2013010300324001001SBE4A

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2013010300324001**

**Document Date: 12-28-2012**

**Preparation Date: 01-03-2013**

**Document Type: DEED**

**ASSOCIATED TAX FORM ID: 2012122500007**

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

1

MISCELLANEOUS

1

RP - 5217 REAL PROPERTY TRANSFER REPORT

1

**REMARKS:**

POWER OF ATTORNEY



The City of New York  
 Department of Environmental Protection  
 Bureau of Customer Services  
 59-17 Junction Boulevard  
 Flushing, NY 11373-5108

## Customer Registration Form for Water and Sewer Billing

### Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 429 LOT: 65
- (2) Property Address: 377 UNION STREET, BROOKLYN, NY 11231
- (3) Owner's Name: MC BROOKLYN HOLDINGS, LLC
- Additional Name: \_\_\_\_\_

### Affirmation:



Your water & sewer bills will be sent to the property address shown above.

### Customer Billing Information:

#### Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit [www.nyc.gov/dep](http://www.nyc.gov/dep) to provide us with the other party's information.

### Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner: \_\_\_\_\_

Signature: [Signature] Date (mm/dd/yyyy) 12/28/12

Name and Title of Person Signing for Owner, if applicable: \_\_\_\_\_

FOR CITY USE ONLY

C1. County Code          C2. Date Deed Recorded          /          /           
 Month Day Year

C3. Book          OR          C4. Page         

C5. CRFN         



## REAL PROPERTY TRANSFER REPORT

 STATE OF NEW YORK  
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

## PROPERTY INFORMATION

1. Property Location 377 UNION STREET BROOKLYN 11231  
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name MC BROOKLYN HOLDINGS, LLC  
LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address                                                        
Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)  
LAST NAME / COMPANY FIRST NAME  
STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel

5. Deed Property Size          X          OR          ACRES  
FRONT FEET DEPTH

6. Ownership Type is Condominium ☐ New Construction on Vacant Land ☐

8. Seller Name PETERSON PAMELA  
LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A <input type="checkbox"/> One Family Residential	C <input type="checkbox"/> Residential Vacant Land	E <input type="checkbox"/> Commercial	G <input type="checkbox"/> Entertainment / Amusement	I <input type="checkbox"/> Industrial
B <input checked="" type="checkbox"/> 2 or 3 Family Residential	D <input type="checkbox"/> Non-Residential Vacant Land	F <input type="checkbox"/> Apartment	H <input type="checkbox"/> Community Service	J <input type="checkbox"/> Public Service

## SALE INFORMATION

10. Sale Contract Date 11 / 14 / 2012  
Month Day Year

11. Date of Sale / Transfer 12 / 28 / 2012  
Month Day Year

12. Full Sale Price \$ 2,995,000  
( Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations. ) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale         

## 14. Check one or more of these conditions as applicable to transfer:

A ☐ Sale Between Relatives or Former Relatives  
 B ☐ Sale Between Related Companies or Partners in Business  
 C ☐ One of the Buyers is also a Seller  
 D ☐ Buyer or Seller is Government Agency or Lending Institution  
 E ☐ Deed Type not Warranty or Bargain and Sale (Specify Below )  
 F ☐ Sale of Fractional or Less than Fee Interest ( Specify Below )  
 G ☐ Significant Change in Property Between Taxable Status and Sale Dates  
 H ☐ Sale of Business is Included in Sale Price  
 I ☐ Other Unusual Factors Affecting Sale Price ( Specify Below )  
 J ☒ None

## ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class C, 0 16. Total Assessed Value (of all parcels in transfer) 3,216,3

17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )  
BROOKLYN 429 65

CITY REGISTER

JAN 09 2013

201212250000720103



**CERTIFICATION**

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

**BUYER**

BUYER SIGNATURE  
174 JOBS LANE

DATE

STREET NUMBER  
BRIDGEHAMPTON

STREET NAME (AFTER SALE)

STATE  
NY

ZIP CODE  
11932

CITY OR TOWN

**BUYER'S ATTORNEY**

BRUCE BALDINGER, ESQ.

LAST NAME  
908

FIRST NAME  
[REDACTED]

AREA CODE  
908

TELEPHONE NUMBER  
[REDACTED]

**SELLER**

SELLER SIGNATURE

DATE

2012122500007201

FOR CITY USE ONLY

C1. County Code  C2. Date Deed Recorded  /  /   
 Month Day Year

C3. Book  OR  C4. Page

C5. CRFN



## REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK  
 STATE BOARD OF REAL PROPERTY SERVICES  
**RP - 5217NYC**

## PROPERTY INFORMATION

1. Property Location  377  UNION STREET  BROOKLYN  11231  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  MC BROOKLYN HOLDINGS, LLC   
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address        
 LAST NAME / COMPANY FIRST NAME

4. Indicate the number of Assessment Roll parcels transferred on the deed  1  # of Parcels OR ☐ Part of a Parcel

5. Deed Property Size  FRONT FEET  X  DEPTH OR  ACRES

8. Seller Name  PETERSON  PAMELA   
 LAST NAME / COMPANY FIRST NAME

4A. Planning Board Approval - N/A for NYC  
 4B. Agricultural District Notice - N/A for NYC

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐  
 7. New Construction on Vacant Land ☐

9. Check the box below which most accurately describes the use of the property at the time of sale:

- A ☐ One Family Residential C ☐ Residential Vacant Land E ☐ Commercial G ☐ Entertainment / Amusement I ☐ Industrial  
 B ☒ 2 or 3 Family Residential D ☐ Non-Residential Vacant Land F ☐ Apartment H ☐ Community Service J ☐ Public Service

## SALE INFORMATION

10. Sale Contract Date  12 / 14 / 2012   
 Month Day Year

11. Date of Sale / Transfer  12 / 28 / 2012   
 Month Day Year

12. Full Sale Price \$  2  9  9  5  0  0  0   
 ( Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

- A ☐ Sale Between Relatives or Former Relatives  
 B ☐ Sale Between Related Companies or Partners in Business  
 C ☐ One of the Buyers is also a Seller  
 D ☐ Buyer or Seller is Government Agency or Lending Institution  
 E ☐ Deed Type not Warranty or Bargain and Sale (Specify Below )  
 F ☐ Sale of Fractional or Less than Fee Interest ( Specify Below )  
 G ☐ Significant Change In Property Between Taxable Status and Sale Dates  
 H ☐ Sale of Business is Included in Sale Price  
 I ☐ Other Unusual Factors Affecting Sale Price ( Specify Below )  
 J ☒ None

## ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class  C, 0  16. Total Assessed Value (of all parcels in transfer)  3  2  1  6  3   
 17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional Identifier(s) )  
 BROOKLYN 429 65



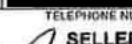

CITY REGISTER

JAN 09 2013

201212250000720102

**CERTIFICATION**

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

<b>BUYER</b>		<b>BUYER'S ATTORNEY</b>	
 BUYER SIGNATURE 174 JOBS LANE		BRUCE BALDINGER, ESQ. LAST NAME 908 AREA CODE	
DATE 12/28/12		FIRST NAME  TELEPHONE NUMBER 	
STREET NUMBER 174		STREET NAME (AFTER SALE) BRIDGEHAMPTON	
CITY OR TOWN BRIDGEHAMPTON		SELLER  SELLER SIGNATURE	
STATE NY		DATE 12/28/12	
ZIP CODE 11932			

2012122500007201

Affidavit of Compliance with Smoke Detector Requirement for One and Two Family Dwellings

**AFFIDAVIT OF COMPLIANCE  
WITH SMOKE DETECTOR REQUIREMENT  
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York       )  
                                      ) SS.:  
County of                 )

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

377 UNION STREET

BROOKLYN	New York,	429	65	Unit/Apt.
Borough		Block	Lot	(the "Premises");

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Pamela Peterson  
Name of Grantor (Type or Print)

[Signature]  
Signature of Grantor

Bruce E. Belding, Attorney at Law  
Name of Grantee (Type or Print)

[Signature]  
Signature of Grantee

Sworn to before me  
this 25<sup>th</sup> date of December 2012  
DONNELLY CHRISTOPHER M  
Notary Public  
State of New York  
Qualified in New York County  
NO. 01D06216691  
Commission Expires 01/25/2014  
Christopher M. Donnelly

SEAL

Sworn to before me  
this 25<sup>th</sup> date of December 2012  
DONNELLY CHRISTOPHER M  
Notary Public  
State of New York  
Qualified in New York County  
NO. 01D06216691  
Commission Expires 01/25/2014  
Christopher M. Donnelly

SEAL

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

**NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.**